

SAN ANTONIO PLANNING COMMISSION MINUTES



May 11, 2011



2:00 P.M.

Amelia Hartman, *Chair*

Jose R. Limon, *Vice Chair*

Andrea Rodriguez, *Chair Pro Tem*

Christopher M. Lindhorst

Lynda Billa Burke

Marcello Diego Martinez

Rolando H. Briones

Jody R. Sherrill

Rob Rodriguez



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Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS:

Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (Development Services Department)
- Briefing on the 2011 Comprehensive Master Plan Framework (Karen Walz, Strategic Community Solutions; Priscilla Rosales-Pina, Department of Planning and Community Development)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call – Present: Limon, R. Rodriguez, Billa Burke, Briones, Lindhorst, Martinez, Sherrill

Absent: Hartman, A. Rodriguez

4. Citizens to be heard – No citizen to speak.

Vice Chair Limon opened the public hearing.

Donna Camacho, Planner, presented items.

5. PUBLIC HEARINGS

REPLAT W/ WRITTEN NOTIFICATION:

- A. 110123 **Mountain Lodge, Unit – 6A5 (PUD)***
(West of the intersection of Mountain Crest and Sunset Peak)

* Project is located in the Camp Bullis Notification Area.

REPLATS:

- B. 090236 BCB – S. New Braunfels, Unit 2**
(Extending South New Braunfels south from Sidney Brooks)
- C. 110063 Westover Hills – Nationwide**
(Southeast of the intersection of S. H. 151 and Hyatt Resort Drive)

Vice Chair Limon closed the public hearing.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, and have met all standards for development under state law, and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

- 6. 110123 Mountain Lodge, Unit – 6A5 (PUD)***
(West of the intersection of Mountain Crest and Sunset Peak)
- 7. 090236 BCB – S. New Braunfels, Unit 2**
(Extending South New Braunfels south from Sidney Brooks)
- 8. ~~110063~~ ~~Westover Hills – Nationwide – Pulled~~**
(Southeast of the intersection of S.H. 151 and Hyatt Resort Drive)

PLATS:

- 9. 100338 Westover Hills, Unit 40**
(Southeast corner of Hunt Lane and Westover Hills Boulevard)
- 10. 100355 BCB-Inner Circle Dr., Unit 3**
(Extension of Inner Circle Drive from BCB-S. New Braunfels, Unit 2)
- 11. 100361 Valencia Hills Enclave Phase 1**
(On the east side of Bulverde Road, north of Loop 1604)

* Project is located in the Camp Bullis Notification Area.

Vice Chair Limon asked for a motion on the Consent Agenda.

Commissioner Briones requested item 8 be removed from Consent Agenda for recusal purposes

Motion: Commissioner Martinez to approve minus item 8
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

INDIVIDUAL CONSIDERATION

Commissioner Briones left the boardroom for the purpose of recusal.

8. **110063 Westover Hills – Nationwide**
 (Southeast of the intersection of S.H. 151 and Hyatt Resort Drive)

Larry Odis, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Briones
Motion Passes

Commissioner Briones returned into the boardroom.

PLATS:

Commissioner Lindhorst left the boardroom for the purpose of recusal.

12. **070102 Sulphur Springs - Unit 4B** (Rescind)
 (The extension of Jasper Hollow from Sulphur Springs Unit 2)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Sherrill to approve item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

- 14. 100109 Sulphur Springs - Unit 4B II**
(The extension of Jasper Hollow from Sulphur Springs Unit 2)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Billa Burke to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

- 15. 110104 Tausch Farms Unit 6B** (Pending Completeness)
(Extending Mustang Oak Drive and Flying Fury Drive west from Unit 6A)

Luz Gonzales, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Sherrill
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

- 13. 090217 Traders Village Park** (Pending Completeness)
(On the southeast side of Old Pearsall Road, southwest of Loop 410)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

VARIANCES and APPEALS:

Commissioner Lindhorst left the boardroom for the purpose of recusal.

16. **060772** **Highland Farms III Unit 10** (time extension)
 (South of Summerfest Drive and Braden Gate)

Richard Carrizales, Planner, presented item and recommended approval.

Motion: Commissioner Sherrill to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

17. **080177** **Bulverde Road Apartments** (time extension)
 (On the west side of Bulverde Road, north of Loop 1604)

Donna Camacho, Planner, presented item and recommended approval.

Ian Cude, stated he is requested a time extension on this project.

Motion: Commissioner Lindhorst to approve item as presented.
Second: Commissioner Martinez
In Favor: Unanimous
Opposed: None
Motion Passes

28. Briefing regarding the SAWS five year update to the impact fee program. (San Antonio Water Systems by Sam Mills)

Sam Mills, SAWS, presented item and briefed commission on fee program.

COMPREHENSIVE MASTER PLANS:

18. Public hearing and consideration of a resolution recommending approval of the Comprehensive Master Plan Framework, a component of the City of San Antonio Comprehensive Master Plan, and an update to the 1997 Master Plan Policies, as it conforms to the approval criteria set forth in the Unified Development Code, §35,420, pertaining to "Comprehensive Neighborhood Community and Perimeter Plans. (Planning and Community Development Department by Trish Wallace)

Trish Wallace, Planner, presented item and recommended approval.

Motion: Commissioner Martinez to approve item as presented.
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

19. PA11024 – [Item continued from April 27, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the IH-10 Corridor Perimeter Plan, a component of the Master Plan of the City, by changing the use of approximately 7.41 acres out of NCB 16554 Lot P-1A Abs 678 located at 11095 Graytown Road from Neighborhood Commercial land use to Low Density Residential land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommends denial.

Ken Brown, representative, stated on 7 acres, they would be introducing low density single family and that eliminate more intensive commercial and industrial uses which that is what the plan recommends. He stated of the 7 acres they would essentially acquire approximately 6 lots, 4 of which would back up to 1604. He further stated they propose a 30 foot buffer.

Motion: Commissioner Lindhorst to approve 7.41 acre triangular portion from Neighborhood Commercial land use to Low Density Residential land use
Second: Commissioner Briones
In Favor: Unanimous
Opposed: None
Motion Passes

20. PA11026 – [Item continued from the April 27, 2011 meeting] Public hearing and consideration of a resolution amending the land use plan contained in the Guadalupe Westside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.74 acres located at 105 S. Zarzamora and 2918 W. Commerce from Community Commercial land use to Light Industrial land use. (Planning and Community Development Department by Robert C. Acosta)

Robert Acosta, Planning and Community Development Department, presented item and recommends denial.

Daniel Ortiz, representative, stated the purpose of this amendment is to allow the expansion of the existing business. He stated the purpose of the "IDZ" Overlay is to arrange the shared parking more efficiently.

Motion: Commissioner Martinez to approve staff's recommendation of denial.

Motion fails due to lack of second.

2nd Motion:

Motion: Commissioner R. Rodriguez to approve plan amendment from Community Commercial land use to Light Industrial land use

Second: Commissioner Briones

In Favor: Limon, R. Rodriguez, Billa Burke, Briones, Lindhorst

Opposed: Martinez, Sherrill

Motion Passes

21. PA11027 – Public hearing and consideration of a resolution amending the land use plan contained in the Mahncke Park Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1839 acre located at 116 Elmhurst Avenue from Urban Multifamily Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by John Osten)

John Osten, Planning and Community Development Department, presented item and recommends approval.

Jeanette Poore, owner, stated the purpose of the proposed plan amendment is to allow development of a bakery on the subject property.

Felix Rangel, representing VFW adjacent to the subject property, stated they are in support of the proposed bakery. He stated this proposal would be good for the community.

Motion: Commissioner Briones to approve item as presented.

Second: Commissioner Sherrill

In Favor: Unanimous

Opposed: None

Motion Passes

22. PA11028 – Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.555 acres located at the northwest corner of the intersection of North Zarzamora Street and West Ashby Place from Neighborhood Commercial land use to Community Commercial land use. (Planning and Community Development Department by Michael Taylor)

Michael Taylor, Planning and Community Development Department, presented item and recommends denial.

Charlotte Kahl, stated she is in support of staff recommendation of denial. She stated she participated in the preparation of the plan amendment and feels the proposed amendment is not compatible.

Alejandro Soto, President of Woodlawn Lake Neighborhood Association, stated they do not support the proposed amendment. He stated their intent is to help protect and preserve the neighborhood.

Motion: Commissioner Billa Burke to approve staff's recommendation of denial.

Second: Commissioner Martinez

In Favor: Unanimous

Opposed: None

Motion Passes

Commissioner Martinez left at 3:50 pm.

23. PA11030 - Public hearing and consideration of a resolution amending the land use plan contained in the North Sector Plan, a component of the Master Plan of the City, by changing the use of 2.8306 acres located west of the intersection of IH-10 West and Calle Rialto more specifically described as Lot 11 and portions of Lots 9, 10, and 12 Block 3 NCB 16390 from Rural Estate Tier land use to Regional Center land use. (Planning and Community Development Department by Rebecca Paskos)

Rebecca Paskos, Planning and Community Development Department, presented item and recommends denial.

Charlotte Kahl, stated she participated in preparing the North Sector plan and feels the proposed amendment would is not consistent therefore she is not in support of this request.

James Griffin, representative, stated since filing this request, they have been working closely with the effected property owners to address their concerns. He stated they have agreed to amend their request to Suburban Tier Land use. He stated he has presented this amendment to City Staff who have expressed support.

Motion: Commissioner Lindhorst to approve as amended to
Suburban Tier Land Use.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Lindhorst left the boardroom for the purpose of recusal.

25. PA11032 - Public hearing and consideration of a resolution amending the land use plan contained in the United Southwest Communities Plan, a component of the Master Plan of the City, by changing the use of approximately 9.066 acres from Low Density Residential land use and Community Commercial land use to Industrial land use for a parcel located at 8331 SW Loop 410. (Planning and Community Development Department by Gary Edenburn)

John Osten, Planning and Community Development Department, the applicant would be requesting a continuance on this plan amendment.

James Griffin, representative, stated he would like to request a 4 week to allow further discussion with surrounding property owners and staff and possibly amending their request.

Motion: Commissioner Sherrill to recommend a 4 week continuance
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

Commissioner Briones left at 4:15 pm

24. PA11031 - Public hearing and consideration of a resolution amending the land use plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3036 acres located at 1407 W. Olmos from Urban Low Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Tyler Sorrells)

Tyler Sorrells, Planning and Community Development Department, presented item and recommends approval.

Motion: Commissioner Billa Burke to approve item as presented.
Second: Commissioner Lindhorst
In Favor: Unanimous
Opposed: None
Motion Passes

Commissioner Briones returned

Commissioner Lindhorst left the boardroom for the purpose of recusal.

27. U11002– [Item continued from April 27, 2011 meeting] Public hearing and consideration of a resolution to recommend to City Council an update to the United Southwest Communities Plan as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" for the area generally bound by Valley Hi Drive, Medina Base Road, SW Military Drive, and Lackland Air Force Base to the north, Quintana Road and Interstate 35 to the east, Loop 1604 to the south, and the city limits and the Lackland Air Force Base Annex to the west. (Planning and Community Development Department by Gary Edenburn)

Gary Edenburn, Planning and Community Development Department, presented item and recommends approval.

Motion: Commissioner Briones to approve item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Recused: Lindhorst
Motion Passes

Commissioner Lindhorst returned into the boardroom.

26. PA11033 - Public hearing and consideration of a resolution amending the land use plan contained in the Lavaca Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 0.1889 acres located at 115 Devine Street from Mixed Use land use and Low Density Residential land use to Mixed Use land use. (Planning and Community Development Department by John Osten)

Robert Acosta, Planning and Community Development Department, presented item and recommends approval.

Hilary Scruggs, applicant, stated she is proposing a 5 dwelling rental living in/work use. She stated she would provide 1 parking space per unit. She stated she met with the Lavaca Neighborhood Association to present her proposal and address their concerns.

Curtis Bowers, Lavaca Neighborhood Association, stated they do not support this proposal, as it is not consistent. He expressed concerns with the increase in traffic and parking.

Margie Rodriguez, stated she is in opposing of this proposal. She stated the applicant is proposing to rent these units to self-employed tenants however; she is concerned with the increase in traffic, possible noise pollution but mostly parking.

Motion: Commissioner Lindhorst to approve item as presented.
Second: Commissioner Sherrill
In Favor: Limon, R. Rodriguez, Lindhorst, Sherrill
Opposed: Billa Burke
Motion Fails

2nd Motion:

Motion: Commissioner Sherrill to continuance until May 25, 2011
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

OTHER ITEMS:

29. Briefing and review of TAC applicants (Development Services Department by Richard Carrizales)

Melissa Ramirez, stated they have been in contact with the applicant and will be present at the May 16, 2011 Planning Commission Meeting.

30. Approval of the minutes for the April 27, 2011 Planning Commission meeting.

Motion: Commissioner Lindhorst to approve item as presented.
Second: Commissioner Billa Burke
In Favor: Unanimous
Opposed: None
Motion Passes

31. Director's report – City Council Action Update (Planning Commission Items sent to Council).

32. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.

33. **ADJOURNMENT.**

There being no further business, the meeting was adjourned at 4:56 pm.

APPROVED



Amelia E. Hartman

ATTEST:



Executive Secretary